



FOR SALE | INDUSTRIAL INVESTMENT PROPERTY

FULLY LEASED | 2 BUILDINGS | 2 TENANTS | 11,168 SF

\$2,650,000 | 5.73% CAP RATE



BEND PARKWAY - HWY 97

2185 NE 2ND STREET | BEND, OR 97701

COMPASS
COMMERCIAL

**REAL
ESTATE
SERVICES**

THE OFFERING



STABILIZED NNN INDUSTRIAL INVESTMENT

2185 NE 2nd Street presents a stabilized two-building industrial investment totaling 11,168 square feet on 0.66 acres in Bend's Mixed Employment (ME) zone. The property is fully leased to two established tenants—German Transaxle and Gym X—producing in-place annual NOI of \$151,871 and a 5.73% cap rate at the asking price.

The asset consists of two separate buildings under one address. **Building 1 (5,000 SF – Suites A/B)**, occupied by Gym X, is built out as a fitness facility with a basketball court and open training areas. The building features two 12' roll-up doors, one dock-high loading platform, 3-phase 200-amp power, two Reznor heaters, two offices, and two restrooms.

Building 2 (6,168 SF – Suite C), occupied by German Transaxle, is primarily warehouse space with one 14' grade-level roll-up door and 3-phase, 200-amp power. The layout includes two upstairs offices, one downstairs office, and two restrooms.

Leases expire in October 2027 and April 2030, respectively, and each tenant holds one five-year renewal option, creating staggered rollover and continued income durability.

| | | |
|-------------------|--------------------------|---------------------------------------|
| PROPERTY SUMMARY | Sale Price | \$2,650,000 |
| | Cap Rate | 5.73% (in-place) |
| | NOI | \$151,871 (in-place) |
| | Address | 2185 NE 2nd Street, Bend, OR 97701 |
| | Tax Lot | 171229DA02400 |
| | No. of Buildings | 2 |
| | Building Size | 11,168 SF Total (5,000 SF & 6,168 SF) |
| | Lot Size | 0.66 Acre |
| | Year Built | 2000 |
| | Zoning | Mixed Employment (ME) |
| | Parking | 27 onsite spaces |
| Electrical | 3-Phase, 200 Amp service | |
| Sprinklers | Fully sprinklered | |
| Tenancy | Gym X & German Transaxle | |

INVESTMENT HIGHLIGHTS

100

FULLY LEASED ASSET

Two established tenants on NNN leases



2-BUILDING CAMPUS

Standalone industrial buildings on a single tax lot



BUILDING 1: FITNESS USE

5,000 SF gym with dock and two 12' roll-up doors



BUILDING 2: WAREHOUSE

6,168 SF industrial building with one 14' roll-up door



3-PHASE POWER

200-amp service serving each building



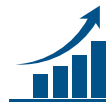
ME ZONING

Supports broad employment and light industrial uses



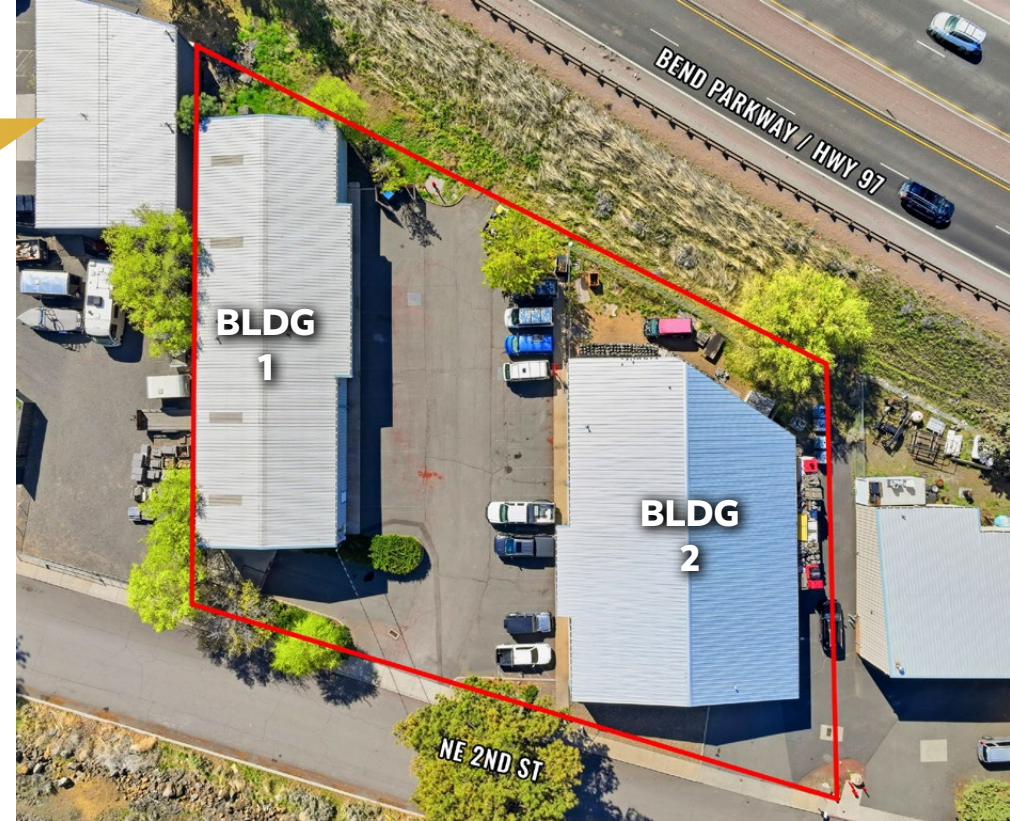
STRONG HIGHWAY EXPOSURE

Approx. 52,000 AADT on nearby U.S. Highway 97



GROWING BEND MARKET

Bend population exceeds 105,000 with steady growth



BUILDING 1 PHOTOS



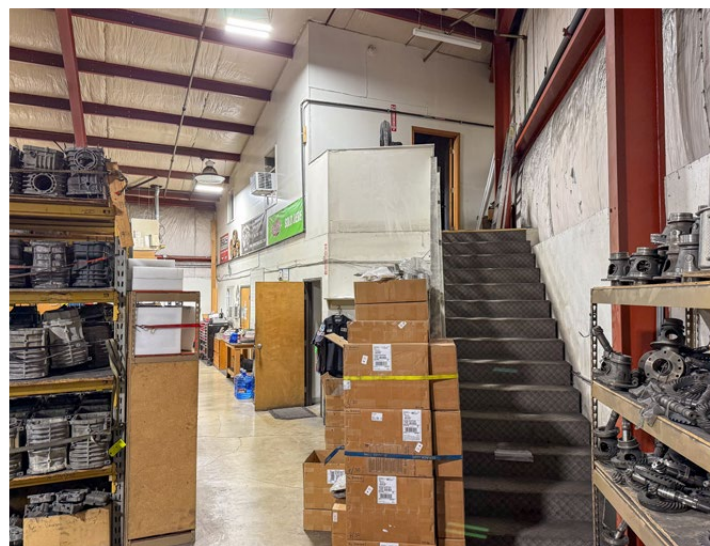
2185 NE 2ND STREET | BEND, OR 97701



BUILDING 2 PHOTOS



2185 NE 2ND STREET | BEND, OR 97701



TENANT SUMMARY



GYM X is a performance and athlete development gym located in Bend, Oregon. The facility offers structured basketball skill training, youth and adult strength and conditioning programs, seasonal camps, and personal training services for a broad range of ages and skill levels. Gym X focuses on athletic performance growth and community engagement through fitness and sports training.

GERMAN TRANSAXLE OF AMERICA is a long-standing Bend-based automotive transmission and drivetrain specialist focused on rebuilding and servicing German vehicles including Volkswagen, Audi, and Porsche. The business serves both local and national customers and operates from a warehouse configuration with office support space.

| | | |
|----------------------|-------------------------|--|
| LEASE SUMMARY | Premises | 5,000 SF |
| | Lease Expiration | April 30, 2030 |
| | Renewals | One (1) five-year option @ 3% increase |
| | Base Rent | \$6,180 / Month |
| | Annual Rent | \$74,160 |
| | Lease Type | Triple Net (NNN) Lease |
| | Use | Fitness / Athletic Training |

| | | |
|----------------------|-------------------------|---|
| LEASE SUMMARY | Premises | 6,168 SF |
| | Lease Expiration | October 31, 2027 |
| | Renewals | One (1) five-year option @ Fair Market Rent |
| | Base Rent | \$7,413.93 / Month |
| | Annual Rent | \$88,967.16 |
| | Lease Type | Triple Net (NNN) Lease |
| | Use | Automotive Repair & Rebuilding |

LOCATION

STRATEGIC CENTRAL BEND LOCATION

2185 NE 2nd Street is centrally located just west of U.S. Highway 97 in Bend's established industrial corridor. Highway 97 carries approximately 52,000 vehicles per day and provides direct north-south access through Central Oregon.

The property also benefits from quick access to Highway 20 (Greenwood Avenue), connecting east-west traffic across Bend. Nearby national retailers including Albertsons, McDonald's, and Rite Aid, along with surrounding residential neighborhoods, support strong employee access and daily traffic.

Its central position within Bend's industrial market reinforces long-term tenant demand and operational convenience.



RIVERHOUSE

20

97

Rivers
EDGE
Golf Course

DIVISION ST

NE 2ND ST

2185 NE 2ND ST



BUS. HWY 97 / NE 3RD ST

NE REVERE AVE



20



NE GREENWOOD AVE

20

Pilot Butte
Middle School

Pilot
Butte



63255 JAMISON ST. BEND, OR



EXCLUSIVELY LISTED BY:

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